117.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	984,600 / 984,600
					USE VALUE:	984,600 / 984,600
					ASSESSED:	984,600 / 984,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEMSER TOBEY J &
Owner 2:	DEMARTINO MICHAEL
Owner 3:	
Street 1:	42 JAMES STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NEMSER TOBEY J -
Owner 2:	-
Street 1:	42 JAMES STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,457 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1999, having primarily Clapboard Exterior and 2310 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9457.000	492,000		492,600	984,600
Total Card	0.217	492,000		492,600	984,600
Total Parcel	0.217	492,000		492,600	984,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.23 | /Parcel: 426.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75643

GIS Ref

GIS Ref

Insp Date 09/17/18

!9121!

PREVIOUS ASSESSMENT

Parcel ID 117.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	492,100	0	9,457.	492,600	984,700	984,700	Year End Roll	12/18/2019
2019	101	FV	387,700	0	9,457.	485,600	873,300	873,300	Year End Roll	1/3/2019
2018	101	FV	387,700	0	9,457.	373,000	760,700	760,700	Year End Roll	12/20/2017
2017	101	FV	387,700	0	9,457.	351,900	739,600	739,600	Year End Roll	1/3/2017
2016	101	FV	387,700	0	9,457.	323,700	711,400	711,400	Year End	1/4/2016
2015	101	FV	384,100	0	9,457.	302,600	686,700	686,700	Year End Roll	12/11/2014
2014	101	FV	384,100	0	9,457.	278,700	662,800	662,800	Year End Roll	12/16/2013
2013	101	FV	422,500	0	9,457.	278,700	701,200	701,200		12/13/2012

PRINT

Date	Time
12/10/20	23:38:04

LAST REV

Date	Time
08/08/19	10:15:38
jorourke	
9121	

USER DEFINED

Prior Id # 1:	75643
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEMSER TOBEY J,	72886-232		7/8/2019	Convenience	1	No	No		
LOURIE DAVID S	36750-454		10/18/2002		633,000	No	No		
CUMMING DONALD	25491-580		7/17/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/1999	650	New Buil	100,000					SIN FAM DWELLING
9/20/1999	615	Foundati	5,000					FOUND

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	CC	Chris C
3/6/2017	SQ Returned	MM	Mary M
12/3/2008	Meas/Inspect	163	PATRIOT
2/6/2003	MLS	MM	Mary M
10/31/2000	Hearing Chag	197	PATRIOT
5/13/2000	MLS	MM	Mary M
2/29/2000	Measured	264	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9457		Sq. Ft.	Site		0	70.	0.74	6									492,600						492,600	

Total AC/HA: 0.21710 | Total SF/SM: 9457 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 492,600 | Spl Credit | Total: 492,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1999	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	7.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15675664
Const Adj.:	0.99594003
Adj $ / SQ:	144.008
Other Features:	104561
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530783
Depreciation:	38747
Depreciated Total:	492036

COMMENTS

NEW LOT LINES DRAWN 9/98-NOW 9794 S/F
EST 100% COMP CHK INTER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

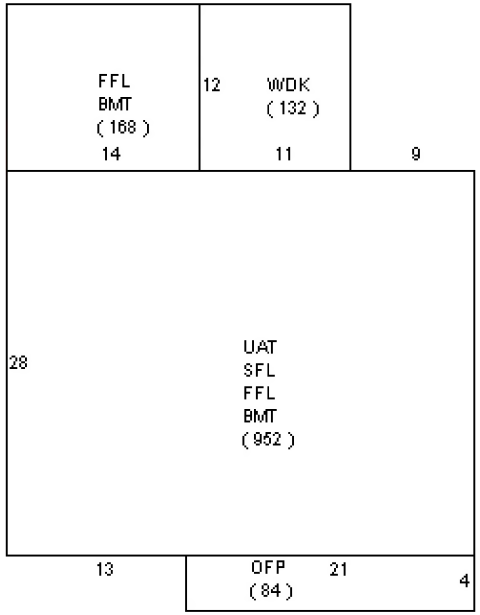
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	158.41
Special Features:	0	Val/Su Net:	134.94
Final Total:	492000	Val/Su SzAd	237.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	43.200	48,387
FFL	First Floor	1,120	144.010	161,288
SFL	Second Floor	952	144.010	137,095
UAT	Upper Attic	238	110.890	26,391
WDK	Deck	132	13.520	1,785
OFP	Open Porch	84	36.000	3,024

Net Sketched Area:	3,646	Total:	377,970
Size Ad	2072	Gross Are	4360	FinArea	2310
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	